

MINUTES OF THE
June 19, 2008 Meeting of the
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members, Steve Periconi, Linda Cheezum and Tom Moore.

Members Absent: Dan Swann.

Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner and Lynn Thomas, Long Range Planner.

Staff Absent: Stacie Rice, Planning Secretary.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's meetings of May 15, 2008, and April 17, 2008. Upon motion of Mrs. Cheezum seconded by Mr. Moore the Commission voted 4-0 to approve the April and May minutes.

The first item on the agenda was a **PUBLIC HEARING** on proposed amendment to the **Comprehensive Plan**. Mr. Thomas explained that the proposal to amend the Comprehensive Plan by adding land to the Growth Area. The land to be added consists of two parcels; the Talbot Community Center and the potential site of a new Regional-scale Memorial Hospital. Mr. Thomas referenced a memo to the Commission which explained that the Comprehensive Plan is proposed to be revised in three ways. 1.) Amend the Growth Areas Map to include the potential hospital and the current Talbot Recreation Center parcels and to classify them as "Priority 1" Annexation Areas. 2.) Amend the Future Land Use Map to indicate the hospital parcel as commercial and the Community/Recreation Center parcel as park. The hospital site would also be shown as a "Priority Development Area" and designed as number 8 of such areas. 3.) A paragraph would be added to the text of the Plan to describe the intent of new Priority Development Area 8 and to indicate that the development of a regional hospital campus is the sole use contemplated for this site.

Sharon VanEmburch answered questions and indicated she would prepare a resolution for the Commission to vote on at the July meeting.

The next item discussed was **Wildlife International** requesting sketch site plan review for an 11,880 square foot addition to the existing research facility. The property is located at 8651 Brooks Drive. The applicant's agent, Bill Stagg, explained they are proposing to construct an addition to the existing Wildlife International campus. The Wildlife International Campus consists of 5 lots fronting onto Brooks and Commerce Drive with several buildings and other structures scattered across the site. Mr. Stagg stated that the proposed addition will be constructed onto the rear of a building which fronts onto Brooks Drive. The addition is a 135' x 44' and is proposed to be 2-stories tall. The addition will be used for additional office and lab space for Wildlife International. Proposed architecture will be consistent with the existing facility. Additional landscaping is proposed for the site adding plantings along Brooks Drive to create a buffer from the existing parking area and the street. The plan proposes to create 59 new parking spaces on the site.

The addition will displace 15 parking spaces, which have been relocated elsewhere on the site in addition to the 59 new spaces. Upon motion of Mr. Periconi seconded by Mr. Moore the Commission voted 4-0 to approve the sketch site plan and defer 34 parking spaces.

The next item on the agenda was **Easton Airport** requesting construction of 2 new hangars. Mr. Smith explained that the Airport is a continually expanding facility with an overall master plan that shows future proposed development. He explained that there are 2 new hangars proposed to be constructed each 13, 300 square feet. These hangars are the same as the Clark hangar approved by the Planning Commission last year. The new hangars are identical in appearance and are proposed to be located along the same internal street system and runway system as the recently constructed Clark hangar. Mr. Smith suggested the Commission approve these projects as proposed and perhaps approve future hangar projects located at the Easton Airport subject to staff review and approval. If any future projects propose a departure from the overall Airport master plan or some other peculiarity that the staff feels warrants Planning Commission review the staff would have the applicant present the project to the Commission. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-0 to approve the sketch site plan for 2 additional hangars and approved giving the staff authority to approve future hangars that are consistent with the Airport Master Plan.

The next item discussed was the expansion of the **Heartfields Facility** located at Londonderry. The applicant is requesting sketch site plan review for a Planned Health Care application for a 10,385 square foot one-story addition to accommodate 19 additional beds and a 500 square foot addition to the existing facility. The applicant's agent, Ginger Dadds, explained they need a recommendation from the Planning Commission to the Town Council regarding the consistency of the proposed project with the Town's Comprehensive Plan. Ms. Dadds explained Heartfields is an established assisted living facility which currently operates 55 beds on a 3.025 acre site located west of MD 322, south of Port Street and north of the Tred Avon River. The site is accessed off of an internal street system for the Londonderry Community that connects to Port Street. The existing facility was approved by the Town as a CM project in 1998. The applicant is proposing to expand the existing Heartfields facility located within the Londonderry community to include 19 additional beds and to enlarge the existing dining room facility by approximately 500 square feet. One issue discussed by the Commission is the off street parking at the site. The current facility has 33 parking spaces, and they propose to add 17 additional parking spaces. The staff is concerned with the existing parking problems during staff shift changes as well as certain occasions when many visitors come all at once. Upon motion of Mr. Moore, seconded by Mr. Periconi Finding the project consistent with the Comprehensive Plan the Commission voted 4-0 to recommend sending a favorable recommendation to the Town Council and approve the sketch site plan.

The next item was from staff concerning acquisition of park land located at **215 South Street** for review of compliance with Comprehensive Plan. Mr. Hamilton asked the Commission to find consistent with the Comprehensive Plan, a proposal to purchase a small parcel on South Street which has been used by several neighbors in the East End as a Community Garden. The Commission on the motion of Mrs. Cheezun, seconded by Mr. Moore voted 4-0 to recommend the purchase as consistent with the Comprehensive Plan.

There being no further business the meeting was adjourned at 1:20 p.m. by motion of Mrs. Cheezun, seconded by Mr. Atwood.

Respectfully submitted,

Lynn B. Thomas
Long Ranger Planner